

SEDGEMOOR ROAD

gth

NORTH CURRY





Walters Barn, Sedgemoor Road North Curry, Somerset, TA3 6DS

Taunton Town 8.5 miles; M5 Junction 25, 6.5 miles

 1
  2
  2
  148 Sqm

A charming detached barn conversion set within delightful gardens and approximately 16 acres of level pastureland. No onward chain.

Freehold Guide Price £795,000

SITUATION

Walters Barn is situated on the outskirts of the highly sought after village of North Curry, which offers a good range of local amenities including a village shop, primary school, public house and parish church. The county town of Taunton lies within easy reach, providing a more extensive range of shopping, educational and recreational facilities, together with mainline rail connections to London Paddington.

DESCRIPTION

Walters Barn is an attractive and characterful barn conversion, converted in 1996 of Blue Lias stone elevations beneath a pitched tiled roof with attractive sandstone capping. The property enjoys a peaceful rural setting and combines period charm with well balanced accommodation, all complemented by beautifully maintained gardens, a useful range of outbuildings and 16 acres of pastureland, ideal for those with equestrian or other agricultural interests at heart.

The heart of the home is a delightful dual aspect living room featuring a Clearview wood burner, offering an abundance of natural light and a warm, inviting atmosphere. A separate hall/study provides an ideal space for home working or quiet retreat along with



a WC and stairs to the first floor. The kitchen/dining room is well appointed and fitted with a range of integral appliances, including an oil fired Alpha and French doors lead directly out to a terrace, creating a seamless connection between indoor and outdoor living, perfect for entertaining. A utility room completes the ground floor accommodation.

To the first floor are two generous double bedrooms, both benefitting from ensuite facilities and ample eaves storage, providing practical and comfortable living space.

OUTSIDE

The property is approached from the public highway via a gated entrance leading to a gravelled driveway, providing ample parking and turning space for several vehicles. Adjacent, is a range of useful outbuildings including a double carport, workshop and store. The gardens are a particular feature of Walters Barn and wrap around three sides of the property. They are predominantly laid to lawn, bordered by well established herbaceous and floral beds, with a magnificent wisteria adorning the eastern elevation. A large sun terrace directly adjoins the house, offering an ideal setting for alfresco dining and summer entertaining. Within the grounds is a charming dew pond, a number of mature trees, a productive and beautifully maintained vegetable garden complete with fruit cages and a Rhino glasshouse. Further afield is a well established fruit orchard.

THE LAND

The land lies to the east of the property and is divided into two level enclosures, each extending to approximately 8 acres, enclosed by natural hedgerow boundaries. The land is ideally suited to purchasers with equestrian or smallholding interests, and in total the property extends to around 16.37 acres.

SERVICES & OUTGOINGS

Mains electric, water and oil fired central heating. Drainage to a treatment plant—compliant. Drainage rates approximately £65.58 pa

Council Tax: *Somerset Council—Band E.*

DIRECTIONS

What3words:///bystander.upholds.freezers



ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 14 Mbps, highest available upload speed 1 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260346

GREENSLADE TAYLOR HUNT

www.gth.net

Walters Barn, Sedgemoor Road, North Curry, Taunton, Somerset, TA3 6DS

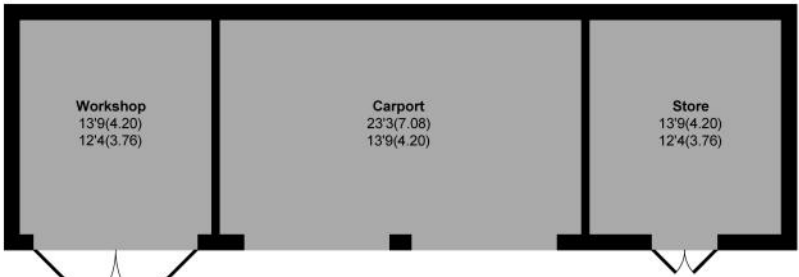
Approximate Area = 1596 sq ft / 148.3 sq m

Outbuilding = 674 sq ft / 62.6 sq m

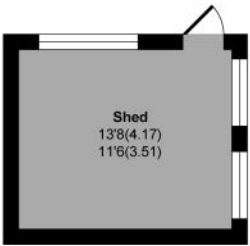
Shed = 157 sq ft / 14.6 sq m

Total = 2427 sq ft / 225.5 sq m

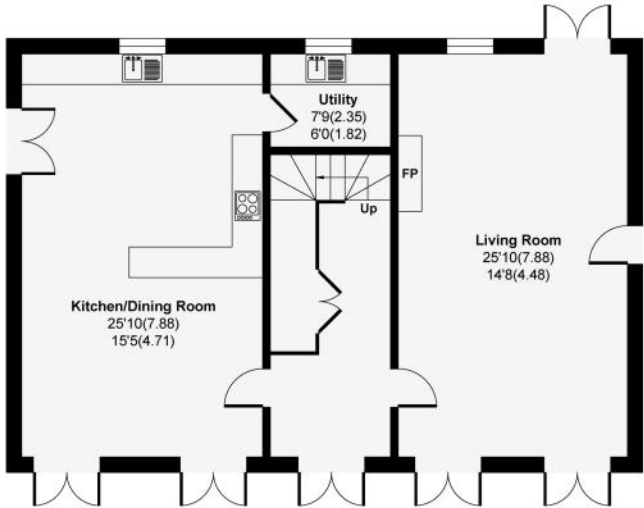
For Identification Only - Not to scale



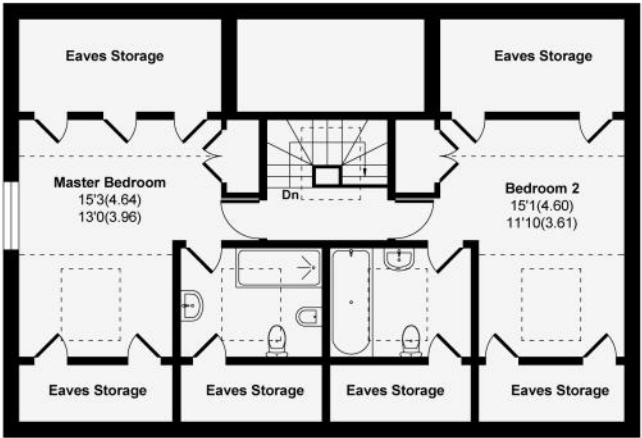
OUTBUILDING



SHED



GROUND FLOOR



FIRST FLOOR

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	72 C

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

